20050523000250180 1/3 $18.00
Shelby Cnty Judge of Probate, AL
05/23/2005 03:12:59PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS FORECLOSURE DEED made this 19th day of April, 2005, between WILLIAM PARKER, single man, Parties of the First Part, and FEDERAL NATIONAL MORTGAGE ASSOCIATION, Party of the Second Part;

W I T N E S S E T H:

WHEREAS, the said WILLIAM PARKER, single man, heretofore executed to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") Solely as nominee for Lender and Lender's successors and assigns, herein called the Mortgagee, a certain mortgage dated August 31, 2004, and recorded in Instrument No. 20040915000513680, Probate Records of Shelby County, Alabama, which conveyed the hereinafter described property to secure the indebtedness evidenced by a note, payable in installments, therein described; and

WHEREAS, the Party of the Second Part is the assignee of BLUESTAR MORTGAGE, INC., the original Lender whose indebtedness was secured by said mortgage and the Party of the Second Part was the holder of the Promissory Note secured by said mortgage at the time of the sale hereinafter mentioned; and

WHEREAS, the said mortgage provides that if said indebtedness or any part thereof should remain unpaid at maturity, then the whole of indebtedness shall at once become due and payable and said mortgage be subject to foreclosure, and further provides that in the event of any such default the Mortgagee shall have the authority to sell said property before the Courthouse Door in the City of Columbiana, County of Shelby, State of Alabama, at public outcry for cash after first giving notice by publication once a week for three successive weeks of the time, place and terms of said sale in some newspaper of general circulation published in Shelby County, Alabama, and further provides that in the event of any such sale the person conducting such sale shall have power and authority to execute a deed to the purchaser of said property at such sale, and further provides that the Mortgagee or its assigns may bid and become the purchaser at such sale of the property therein; and

WHEREAS, parts of said indebtedness remained unpaid at the respective maturities thereof, and the whole of said indebtedness thereupon became due and payable, and default was made in payment thereof, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, thereafter gave notice by publication in The Shelby County Reporter, a newspaper of general circulation and published in Shelby County, Alabama, on the 23rd day of March, 2005, and the 30th day of March, 2005, and the 6th day of April, 2005, that it would sell the hereinafter described property before the front door of the Shelby County Courthouse at Columbiana, Alabama, at public outcry to the highest bidder for cash, within the legal hours of sale on the 19th day of April, 2005; and

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WHEREAS, the said sale was held at the time and place stated in said notice which was published in the said issues of The Shelby County Reporter, and Party of the Second Part became the purchaser of the hereinafter described property at and for the sum of $60,822.83 cash, which was the highest, best, and last bid therefore; and

WHEREAS, the undersigned, JAMES J. ODOM, JR., conducted said sale and acted as auctioneer thereat, under and pursuant to an appointment as such by the Party of the Second Part;

NOW THEREFORE, IN consideration of the premises the Parties of the First Part and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, both acting by and through the undersigned as their duly constituted and appointed attorney-in-fact and auctioneer at said sale, do hereby grant, bargain, sell and convey unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION the following described real property situated in Shelby County, Alabama, to-wit:

> Lot No. 113, as shown on map entitled "Property Line Map, Siluria Mills" as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:
>
> Commence at the intersection of the Southwesterly right of way line on 1st Avenue and the Westerly right of way lines of Fallon Avenue said right of way lines as shown on the Map of the dedication of streets and easements, Town of Siluria, Alabama; thence Northwesterly along said right of way line of 1st Avenue for 70.00 feet; thence 91 degrees, 08 minutes, 30 seconds left and run Southwesterly for 104.51 feet; thence 89 degrees, 53 minutes, 03 seconds right and run Northwesterly for 79.97 feet; thence 90 degrees, 06 minutes, 49 seconds right and run Northeasterly for 106.27 feet to a point on the Southerly right of way line of 1st Avenue; thence 91 degrees, 08 minutes, 38 seconds right and run Southeasterly along said right of way line of 1st Avenue for 80.00 feet to the point of beginning. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said FEDERAL NATIONAL MORTGAGE ASSOCIATION, its successors and assigns forever, as fully and completely in all respects as the same could or ought to be conveyed to the said FEDERAL NATIONAL MORTGAGE ASSOCIATION under and by virtue of the power and authority contained in the aforesaid mortgage. Subject, however, to the statutory rights of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama, also subject to prior liens, ad valorem taxes, easements and restrictions of record.

IN WITNESS WHEREOF, the said WILLIAM PARKER, single man, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, have hereunto set their hands and seals by their said attorney-in-fact and auctioneer at said sale on the day and year first above written.

BY:_____

As Attorney-in-Fact and Auctioneer

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COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that JAMES J. ODOM, JR., whose name as attorney-in-fact and auctioneer for WILLIAM PARKER, single man, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS NOMINEE FOR FLAGSTAR BANK, FSB, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that being informed of the contents of the conveyance, she, as such attorney-in-fact and auctioneer, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of April 2005.

Anne L. Marshall
Notary Public
My Commission Expires: 3/13/2007

THIS INSTRUMENT PREPARED BY:
ARTHUR M. STEPHENS
STEPHENS, MILLIRONS, HARRISON & GAMMONS, P.C.
P.O. BOX 307
HUNTSVILLE, AL 35804

Grantees Address:
950 East Paces Ferry Road
Atlanta, GA 30329